



**New Jersey
Meadowlands Commission**

PROGRAM BOOK



One DeKorte Park Plaza 🌿 Lyndhurst, New Jersey 🌿 07071

Greetings from Commissioner Susan Bass Levin

New Jersey Meadowlands Commission Program Book



Dear Friend,

The New Jersey Meadowlands Commission is dedicated to investing in the 14 municipalities that make up the Meadowlands District. Ours is a unique area with zones of economic growth and industry side-by-side with broad swathes of

preserved open space. The NJMC is working with you to foster a vibrant regional neighborhood where people can make their homes, find good jobs and raise their children with dignity.

We want to continue making a positive impact in every community. This means making sure you know how to get the most out of your relationship with our agency and ensuring you know who to call when you need help.

To that end we hope this Program Guide is a valuable resource for you. It describes the services offered by the NJMC. From finding the right phone number to requesting a grant application to learning about a new program available through our Meadowlands Environment Center, this guide is putting all our services at your fingertips. We look forward to working with you and hope you will continue to let us know how we can serve you better.

Sincerely,

A handwritten signature in cursive script that reads "Susan Bass Levin".

Susan Bass Levin
New Jersey Department of
Community Affairs Commissioner
New Jersey Meadowlands
Commission Chairwoman



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Overview

The New Jersey Meadowlands Commission is a regional zoning and planning agency established by an act of New Jersey State Legislature in 1969. Its founding mandates are to protect the delicate balance of nature, to provide for orderly development, and to manage solid waste activities.

The Meadowlands District is composed of 32 square miles in 14 municipalities along the Hackensack River. They are: Carlstadt, East Rutherford, Little Ferry, Lyndhurst, Moonachie, North Arlington, Ridgefield, Rutherford, South Hackensack and Teterboro in Bergen County, and Jersey City, Kearny, North Bergen and Secaucus in Hudson County.

Municipal leaders, environmentalists, business people, state agencies and federal agencies joined

the Meadowlands Commission to authorize the Meadowlands Master Plan, which calls for the preservation of 8,400 acres of open space and wetlands, as well as the revitalization of blighted areas into places for economic and community growth.

Soon after the plan's adoption in 2004, the NJMC focused its goals into four policy areas: improving environmental stewardship, fostering economic success with an eye on job growth and eco-tourism, aiding municipalities, and expanding special services, educational and cultural programs.

The following is a listing of Meadowlands Commission services and programs available to our regional community for your benefit.

Zoning Officer of the Day

Type of Assistance: Technical and Advisory

Description: The Zoning Officer of the Day responds to phone and walk-in inquiries regarding permitted land uses, planning, redevelopment procedures and application procedures in the Meadowlands District. This person can also assist you with any inquiries regarding the issues listed below in the Land Use Management section of this booklet.

Contact: (201) 460-1700

Pre-Application Consultation

Type of Assistance: Technical and Advisory

Description: NJMC planners and engineers work with potential development applicants and technical consultants to review concepts and encourage projects that meet the regulatory requirements of the agency. The staff also offers technical assistance to municipalities for identifying areas for development and redevelopment, with an emphasis on brownfield and grayfield sites and New Jersey Smart Growth principles.

Contact: (201) 460-1700

Development Applications Review

Type of Assistance: Technical and Advisory

Description: The NJMC staff reviews completed applications and all requisite plans to ensure consistency with the Meadowlands Master Plan, zoning and subdivision regulations. All proposed improvements to a property in the Meadowlands District require review. The process is as follows:

- Completed applications and site plans are submitted and reviewed for compliance with NJMC land use regulations. Site plans include but are not limited to: project layout, grading, drainage, lighting, open space, landscaping, utilities, etc. Staff also review applications for Certificates of Continued Occupancy for commercial properties where no changes of use have occurred.
- A public hearing is held when applications require a variance or special exception.
- Zoning Certificate approval is granted when all proposed improvements comply with NJMC regulations.
- All plans for new buildings, additions or

other structures are forwarded to Plan Review / Construction Code Enforcement for review (see Plan Review / Construction Code Enforcement below).

- Certificates of Continued Occupancy are granted when all NJMC regulations are met.

Certain exceptions apply to municipalities seeking to build projects on municipally-owned land in the Meadowlands District. Call the number below for additional information and to develop or confirm Memorandums of Understanding between municipalities and the NJMC.

Contact: (201) 460-1700

Zoning Inspection

Type of Assistance: Regulatory

Description: NJMC inspectors conduct routine inspections of properties within the Meadowlands District for violations of NJMC land use regulations pertaining to:

- Fill operations
- Work on a site and construction
- Dumping
- Signage
- Property maintenance, debris and vegetation
- Occupancy and tenants

NJMC inspectors maintain photographic and written records of violations. Municipal officials can report suspected violations within the Meadowlands District to the number below.

Contact: (201) 460-1700

Plan Review/Construction Code Enforcement

Type of Assistance: Regulatory

Description: NJMC construction code officials licensed by the New Jersey Department of Community Affairs review construction plans to ensure conformance with the provisions of the New Jersey Uniform Construction Code in the following subcodes:

- Building
- Plumbing
- Electricity
- Elevators
- Fire protection

The NJMC is responsible for plan review of all development within the Hackensack Meadowlands

District, except one-family and two-family homes in Low Density Residential Zones. The process is as follows:

- Construction plans are reviewed by the NJMC for code conformance.
- If the construction plans conform, a Certificate of Plan Release and two sets of released plans are forwarded by the NJMC to a municipality's construction code official.
- The construction code official issues the necessary building permits.
- All required Uniform Construction Code inspections are the responsibility of local construction departments.

During construction, NJMC inspectors conduct routine inspections of buildings within the Meadowlands District to ensure that buildings are being constructed in accordance with released plans and the Uniform Construction Code. Municipal officials can request assistance or report suspected violations within the Meadowlands District to the number below.

Contact: (201) 460-1700



Records Requests

Type of Assistance: Informational

Description: The Custodian of Records updates and archives files on development and other NJMC actions in the Meadowlands District and answers Open Public Records Act (OPRA) requests for documents including but not exclusive to:

- Development Applications
- Architectural Blueprints
- Project impact assessments including traffic, environmental and other studies
- NJMC publications including the Master Plan, Data Book, Strategic Review of the Meadowlands Master Plan, Economic Growth Report, Solar Energy Report and Annual Report.

Contact: (201) 460-2004

High Performance Buildings and Green Building Opportunities

Type of Assistance: Technical and Advisory

Description: NJMC staff review applications to determine eligibility for NJMC Green Building incentives. Projects shall be eligible for incentives provided they are registered with the United State Green Building Council for Leadership in Energy and Environmental Design (LEED) as new construction or existing buildings. LEED scorecards assign credit to projects based on a range of criteria such as site location, energy efficiency, resource conservation and environmental quality. NJMC incentives are based on the level of LEED certification achieved and include the following:

- 30 percent refund of required zoning fees for Platinum certification
- 25 percent refund of required zoning fees for Gold certification
- 20 percent refund of required zoning fees for Silver certification
- 15 percent refund of required zoning fees for Certification
- Priority review of applications for development
- Density bonuses and additions where residential uses are permitted

Contact: (201) 460-4619



Flood Control

Type of Assistance: Technical, Advisory, Financial

Description: Through the development of the Hackensack Meadowlands Floodplain Management Plan, in cooperation with Meadowlands District municipalities and county governments, the NJMC staff prioritizes flood control initiatives, develops mitigation strategies, and applies for flood mitigation funding through the New Jersey Office of Emergency Management and the Federal Emergency Management Agency. The NJMC participates in the Community Rating System with FEMA to pursue reductions of insurance rates for Meadowlands District property owners. Additional NJMC flood control operations include:

- Allocation of up to \$25,000 to each municipality to prepare a Stormwater Pollution Prevention Plan as required by the NJDEP
- Development of solutions to local flooding problems
- Emergency response coordination
- Emergency repair work
- Oversight of compliance with drainage and stormwater regulations that meet or exceed New Jersey Department of Environmental Protection requirements
- Monitoring of flooding in the Meadowlands District during tidal changes and storm events
- On-site evaluation of flood problems
- Stormwater sewer cleanout
- Funding and monitoring the engineering, design

and construction of high-priority, regional flood control projects by private consultants and contractors

- Inspection of the Meadowlands District's 34 private and public flood control structures, including tide gates, pump stations and levees
- Development of a Bergen County Hazard Mitigation Plan
- Compiling of flood data through a hotline (201) 460-7770 and the NJMC website

Contact: (201) 460-1700

Affordable Housing Planning

Type of Assistance: Technical, Advisory, Financial

Description: NJMC planners offer assistance to Meadowlands District municipalities with preparing affordable housing plans and preparing ordinances and other documentation necessary to receive substantive certification from COAH or a judgment of compliance from New Jersey Superior Court. Staff provides technical assistance to municipalities to locate suitable sites to address their fair share housing obligations. In addition, the NJMC offers financial assistance to municipalities through the following grants:

- Up to \$25,000 to prepare fair share housing plans under COAH's Third Round methodology.

- Up to \$35,000 to offset the costs of administering fair share housing plans after the plans receive COAH certification.

For assistance or to apply for a grant, use the following phone contact.

Contact: (201) 460-1700

Transportation Planning

Type of Assistance: Technical and Advisory

Description: NJMC staff prioritizes and recommends transportation improvements and projects. The staff consults and coordinates with relevant municipal, state, county and private entities to oversee the efforts of the Meadowlands Transportation Planning Board to mitigate traffic congestion and enhance public transportation options in the Meadowlands District. Responsibilities of the board include:

- Development of a Transportation Plan for the Meadowlands District that identifies transportation improvements needed to support anticipated development over the next 20 years.
- Assessment of how contributions collected from future development will be used for transportation infrastructure improvements.

Contact: (201) 460-1700



Special Economic Initiatives

Type of Assistance: Technical, Advisory, Financial
Description: The NJMC provides businesses with information regarding assistance from state and local governments. The NJMC staff also provides information on land use regulations, roads, utilities, rail lines and other infrastructure relevant to businesses currently located or seeking to locate in the Meadowlands region. The NJMC oversees a number of initiatives aimed at economic growth in the Meadowlands, including:

- Marketing the region to businesses
- Education and training of the workforce
- Increasing government efficiency to help businesses grow
- Providing economic growth statistics

Contact: (201) 507-3101

Meadowlands Regional Renewable Energy District

Type of Assistance: Technical, Advisory, Implementation

Description: The NJMC is coordinating the development of a solar energy consortium across properties in the Meadowlands region, including municipal buildings, school buildings, warehouses and other structures with large, unobstructed roof space. The agency will direct research for production of at least 20 Megawatts of solar, geothermal, and tidal renewable energies by the year 2020 and oversee the efforts of the Renewable Energy Task Force to develop a Renewable Energy Master Plan. The agency is also undertaking efforts to bring high-technology renewable energy industries to the Meadowlands District.

Contact: (201) 507-3101

Municipal Services



Municipal Assistance Program Grants

Type of Assistance: Financial

Description: MAP grants provide funding to the 14 Meadowlands District municipalities through the Meadowlands Area Grants for Natural and Economic Transformation (MAGNET) program. On or before October 15 of each year, the NJMC notifies municipalities of the funding level available for MAP grants. All grants are furnished on a reimbursable basis. The purpose of the program is to, wherever possible, provide property tax relief and funding for projects, programs and services that may not receive funding because of financial constraints on the municipalities. MAP grants may be used by a municipality for:

- Law enforcement vehicles, including cars, motorcycles, and SUVs
- Ambulances
- Fire engines and firefighting equipment
- Accessories or equipment to support public safety and emergency management
- Public works equipment
- Improvements to recreational facilities and parks
- Improvements to roads and other infrastructure

A complete listing of possible uses can be found in the Guidelines for the Municipal Assistance Program, available from the number below.

Contact: (201) 507-3101

Tax Sharing

Type of Assistance: Technical

Description: The Intermunicipal Tax Sharing Program was established to create a fair and equitable method of distributing the benefits and costs of economic development and land use decisions made by the NJMC amongst the 14 Meadowlands District municipalities. The legal basis for the Intermunicipal Tax Sharing Program is contained in Chapter 9 of the New Jersey Meadowlands Commission and Redevelopment Act as amended by Chapter 103, Public Law, 1972. The NJMC receives no money from the fund and serves as the routing agent for monies distributed to Meadowlands District municipalities.

Contact: (866) NEW-NJMC

Municipal Equipment Pool

Type of Assistance: Equipment

Description: The NJMC provides camera truck and sewer jet-vac truck services to the Meadowlands District municipalities to address sewer line, storm line and other related problems. The equipment is purchased, maintained and staffed by the NJMC at no cost to taxpayers. The camera truck is capable of taking video footage of sewer lines for municipalities. This video is given to representatives from the municipality during the site visit. The jet-vac truck is capable of removing debris that may be clogging sewer lines or storm lines. It is required that representatives from the hosting municipality be present during this work. Jet-vac truck specifications are as follows:

- Tank capacity – 2,250 gallons
- Pipe capacity – 2 inches to maximum size
- Jet line depth – 500 feet
- Vacuum depth – 30 feet

Both trucks can be utilized for work in the entire municipality, both inside and outside of the Meadowlands District. Reservations for this equipment should be made online at <http://meri.njmeadowlands.gov/mti/>. Further additions to the Municipal Equipment pool will be based on the Meadowlands District municipalities' equipment needs.

Contact: (866)-NEW-NJMC

Solid Waste Disposal

Type of Assistance: Technical

Description: The NJMC manages some types of solid waste disposal from municipalities at the NJMC landfill. The landfill accepts the following types of waste:

- NJDEP ID 13 (construction and demolition debris)
- NJDEP ID 27 (non-hazardous industrial waste)
- Catch basin cleanout wastes
- Street sweepings
- Source-separated demolition wastes
- Clean fill
- Leaves, grass and brush (accepted at the NJMC Vegetative Waste Transfer Facility)

Fees for some of these materials may be reduced or waived depending on the ability of the material to be used for road maintenance or landfill cover.

Contact: (201) 460-4678



Park Planning

Type of Assistance: Recreational and Advisory

Description: NJMC staff design parks, trails, greenways and outdoor facilities for public access, environmental education and the conservation and enhancement of wildlife habitats. The NJMC has overseen the construction of more than 100 acres of park lands and eight miles of trails in the Meadowlands District utilizing low-impact construction techniques, native plantings and recycled materials. The NJMC staff is also available to provide advice and consultation regarding municipal park planning, design, management and grounds keeping both inside and outside of the Meadowlands District boundaries. The NJMC has assisted in development of the following parks:

- DeKorte Park (Lyndhurst)
- Laurel Hill County Park (Secaucus)
- Mill Creek Point Park (Secaucus)
- Skeetkill Marsh (Ridgefield)
- Losen Slote Creek Park (Little Ferry)
- Kearny Marsh (Kearny)
- River Barge Park and Marina (Carlstadt)

Directions and requests for additional information can be obtained from the number below.

Contact: (866) NEW-NJMC



Geographic Information System

Type of Assistance: Technical, Advisory, Implementation, Training, Financial

Description: MERI staff develop and maintain specific digital mapping systems for the Meadowlands District municipalities. The NJMC has allocated \$25,000 for each of the 14 municipalities to come online with Geographic Information System technology, as well as \$25,000 to provide each with a tablet PC. Geographic Information System maps include data on the following:

- Lot information
- Owner information
- Zoning information
- Building locations and footprints
- Sewer line locations
- Utility locations

- Fire hydrant locations
- Wetlands locations
- Flood hazard areas
- Right-to-know information / hazardous materials locations

MERI trains municipal officials and first responders in use of technology with customized manuals, tests, fieldwork, and refresher courses. The MERI database is continually updated and regionalized through research and submissions by municipalities. MERI also provides Global Positioning System training to municipal officials and lends equipment capable of plotting the coordinates of storm water outfalls, hydrants, utilities, and other key infrastructure.

Contact: (201) 460-4617

Laboratory

Type of Assistance: Technical and Advisory

Description: The MERI laboratory provides initial assessments of the surface quality of water, including dissolved oxygen, pH, turbidity and conductivity. Lab researchers conduct limited soil and sediment sampling. The MERI lab is capable of providing data on carbon dioxide, nitrogen oxides and ozone from air quality monitoring, as well as initial fish and wildlife disease assessments.

Contact: (201) 460-4669

Library

Type of Assistance: Informational

Description: The MERI Library provides circulating and reference materials specific to the New Jersey Meadowlands Commission and the Meadowlands District. Reference materials are available for review, copying and scanning by appointment and include the following:

- Archives of local, regional and national news clippings
- Archives of development plans and land use documents
- Photographs
- Environmental reports
- Legal documents
- Maps and satellite imagery
- Audiovisual materials

Contact: (866) NEW-NJMC

Meadowlands Environment Center



The Meadowlands Environment Center is a New Jersey Meadowlands Commission facility operated by Ramapo College of New Jersey. Thousands of students participate in the MEC's educational programs year-round. The MEC is expanding with the construction of the Center for Environmental and Scientific Education with three new laboratories, classrooms and an observatory. The new facility will be certified Gold by the U.S. Green Building Council Leadership in Energy and Environmental Design standards.

Scholarship Program

Type of Assistance: Educational, Financial

Description: Annual scholarships are awarded to college-bound high school students in the Meadowlands District based on grade point average and other criteria. Each high school is encouraged to submit a student for consideration.

Contact: (201) 460-4644

Educational Field Trips

Type of Assistance: Educational

Description: These interdisciplinary programs teach students about environmental chemistry and offer a chance to monitor the living laboratory of the Hackensack River.

Contact: (201) 460-4644

Professional Development

Type of Assistance: Educational

Description: These workshops for in-service and pre-service educators are aimed at incorporating wetlands studies and environmental education into classroom curriculum materials.

Contact: (201) 460-4644

Scout Programs

Type of Assistance: Educational

Description: These programs allow Boy Scouts and Girl Scouts to complete requirements for merit badges through hands-on learning.

Contact: (201) 460-8384

Accessibility for All Populations

Type of Assistance: Educational

Description: These adaptations make Meadowlands Environment Center facilities, materials and programs accessible to special education classes and students with disabilities through the use of assistive technologies.

Contact: (201) 460-4644

Senior Citizen Programs

Type of Assistance: Educational

Description: These recreational, social and educational programs are designed to increase the interest of seniors in environmental issues. The Senior Environmental Experiences (SEE) program brings programming to seniors in community centers and assisted living facilities.

Contact: (201) 460-4644

Summer Camps

Type of Assistance: Educational

Description: These day camps offer students a chance to participate in hands-on activities and exploration of the Meadowlands. Registration begins each spring.

Contact: (201) 460-4644

Field High School

Type of Assistance: Educational

Description: A Field High School has been established to allow Meadowlands District high school students an opportunity to study earth sciences and sciences particular to the urban wetlands ecosystem of the Meadowlands. The school's curriculum is mapped for compatibility with existing science programs, and will include classes in the New Jersey Meadowlands Commission Center for Scientific and Environmental Education.

Contact: (201) 460-4644

Eco-tourism

Eco-tourism Guide

Type of Assistance: Recreational

Description: The free "Birding and Wildlife Trails: Meadowlands and More" guide, a 72-page color booklet, provides ideas on how to explore the Meadowlands and Hackensack River Watershed Area's parks, trails, birding and catch-and-release fishing sites. The guide is available in English and Spanish and includes an insert on dining, shopping and lodging in the area.

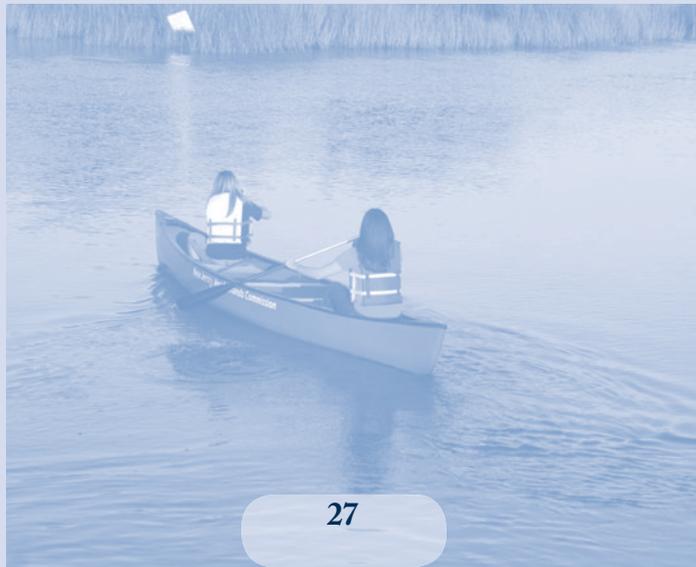
Contact: (201) 460-2002

Pontoon Boat Cruises and Guided Canoe Tours

Type of Assistance: Recreational

Description: This program offers a seasonal exploration of the lower Hackensack River and its marshes. A regular schedule of outings is offered along with additional excursions on request. Special programs may be offered to civic organizations, municipal and county-affiliated groups, and other entities. Get an up-close look at birds and wildlife plus an account of the region's natural and man-made history, and its environmental recovery.

Contact: (201) 460-4640





Arts Programming

Type of Assistance: Community, Financial

Description: The NJMC's Flyway Gallery, located within the Meadowlands Environment Center, fosters a cultural identity unique to the Meadowlands District by hosting exhibits by local and environmental artists. The gallery encourages public participation in the arts by offering artists space to display their work and host receptions. Additionally, the NJMC supports arts in the Meadowlands through:

- Photography and other themed contests
- A grants program open to painters, photographers, sculptors, dancers, playwrights and other artists
- The Meadowlands Arts Advisory Board, comprised of one delegate selected by each of the 14 Meadowlands municipalities

Contact: (201) 460-2003

Website

Type of Assistance: Technical

Description: NJMC staff update and provide access to public information on www.njmeadowlands.gov or through e-mail correspondence. Information includes, but is not limited to:

- NJMC press releases
- NJMC monthly e-newsletter and other publications
- Public notice of meetings, hearings, etc.
- Meeting agendas and minutes
- Public contracts and procurement activities
- Department information and contacts
- Maps and directions

Contact: (201) 460-2002



New Jersey Meadowlands Commission

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www.njmeadowlands.gov

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New Jersey Meadowlands Commission



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